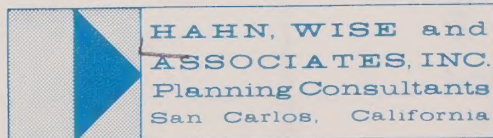


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GENERAL PLAN 1985

City of
DELANO

city planning Delano



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The Land Use Plan

Population

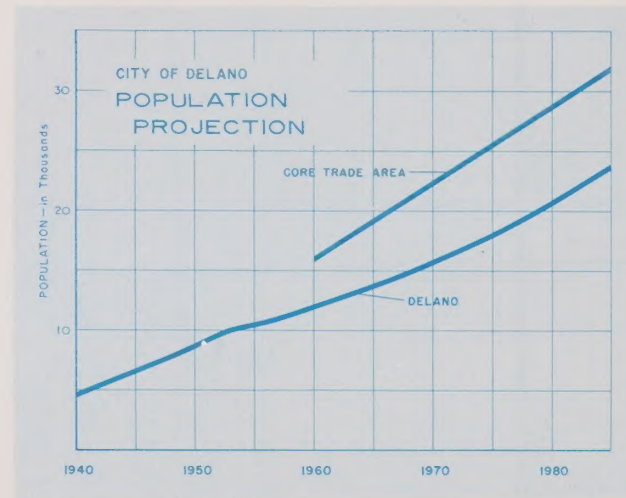
Population increase has averaged three (3%) percent per year over the past decade. Previous to 1950, the rate of growth was considerably higher. Between 1930-1940 it was 73.7 percent; between 1940-1950, 90.6 percent. A sharp drop of the rate of growth took place after 1953. A rate of 2.8% per year has held fairly steady since that time. This is lower than the State growth of approximately 4.5 percent per year. The current rate of growth for the Delano Planning Area is the same as for Kern County.

In 1960, there were 3,616 dwelling units in the City. By 1966, this figure had increased to 3,960. Average population per dwelling unit, in both 1960 and 1966, was 3.5 within the planning area.

Land Use

Patterns of land use within the planning area are generally normal for a city of Delano's size. The downtown commercial area is surrounded by residential uses, and agricultural uses extend beyond the residential. A mixture of commercial, light industrial and heavy industrial uses have developed in the past along the major north-south streets, particularly to the east of the existing freeway.

Delano contains about 4,133 acres, approximately 43% of which is developed. The residential zoning districts are quite efficient. With the exception of minor commercial and office uses, all districts are devoted primarily to residential and agricultural uses, or uses directly related to residential use. The commercial district contains a wide variety of uses, all of which are permitted by the district regulations.



Objectives

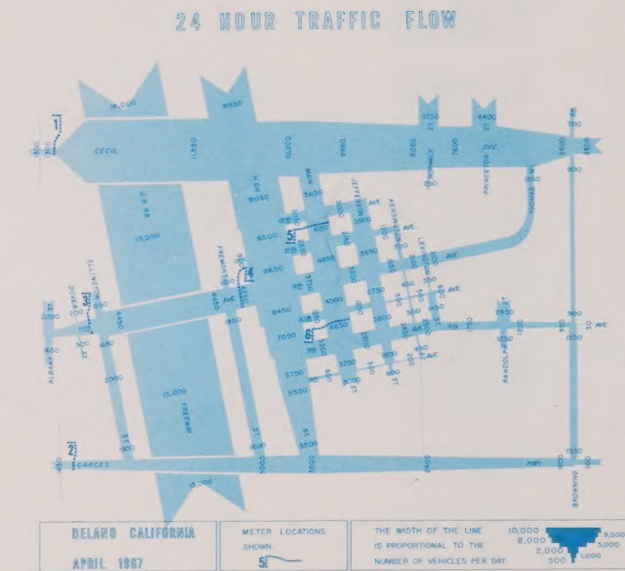
Main objective of the General Plan is that the physical development of the urban area proceed in an orderly manner. In order to accomplish this goal, the General Plan specifies the location and general categories of uses and provides certain standards within which development should take place. A modern Zoning Ordinance developed with the purpose of implementing this plan will be required if the plan is to become a reality.

The plan confines the urban uses in the planning area to as small an area as practicable while still allowing sufficient room for expansion and choice of location. In this manner, the second general objective of the plan will be accomplished. The preservation of prime agricultural land from encroachment by urban uses is of great importance in the area. The whole valley is highly dependent upon agriculture as the basic industry of the area, and everything possible should be done to protect the land. A distinct boundary between urban and rural uses is desirable, to give the agricultural land owner the assurance that creeping urbanization will not take over his land.

The Circulation Plan

This Plan has two goals: to provide the best possible circulation network in the Delano Planning Area, and to integrate this network with the surrounding cities and unincorporated area. The following points are suggested:

1. The street pattern should have a functional relationship to the land use.
3. Traffic should be concentrated on as few streets as feasible, and should be routed around, rather than through, residential neighborhoods.
4. Easy truck and employee access should be available to employment centers.
5. A local system of curved streets with offset intersections should be considered preferable to a grid system.

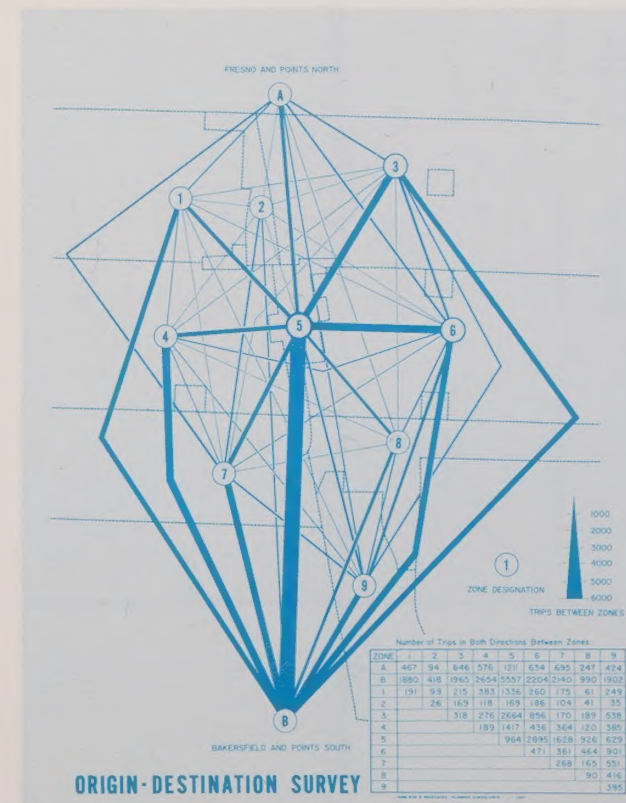


Street standards are presented in terms of accepted principles of traffic service and land service functions performed.

MAJORS, as the name implies, comprise the principal network for the flow of traffic. They are the important streets which connect main areas of traffic generation. They provide for the distribution of traffic to and from less important areas.

SECONDARIES are less important but still designed to carry through traffic. They should be designed as multi-land streets, and be protected from cross-traffic. These streets have the prime purpose of collecting traffic. Their function is to transfer traffic from local streets to Majors, and to local traffic generators, such as schools, employment and shopping areas.

LOCAL STREETS are used to provide access to abutting property, locations for easements, open space for light and air. Carrying traffic is a secondary function of local streets and they should be designed to discourage through traffic.



GENERAL PLAN

CIRCULATION

LEGEND

PROPOSED EXISTING

- State Highway
- Major Street
- Secondary Street
- Structure
- Signal

LAND USE

LEGEND

RESIDENTIAL

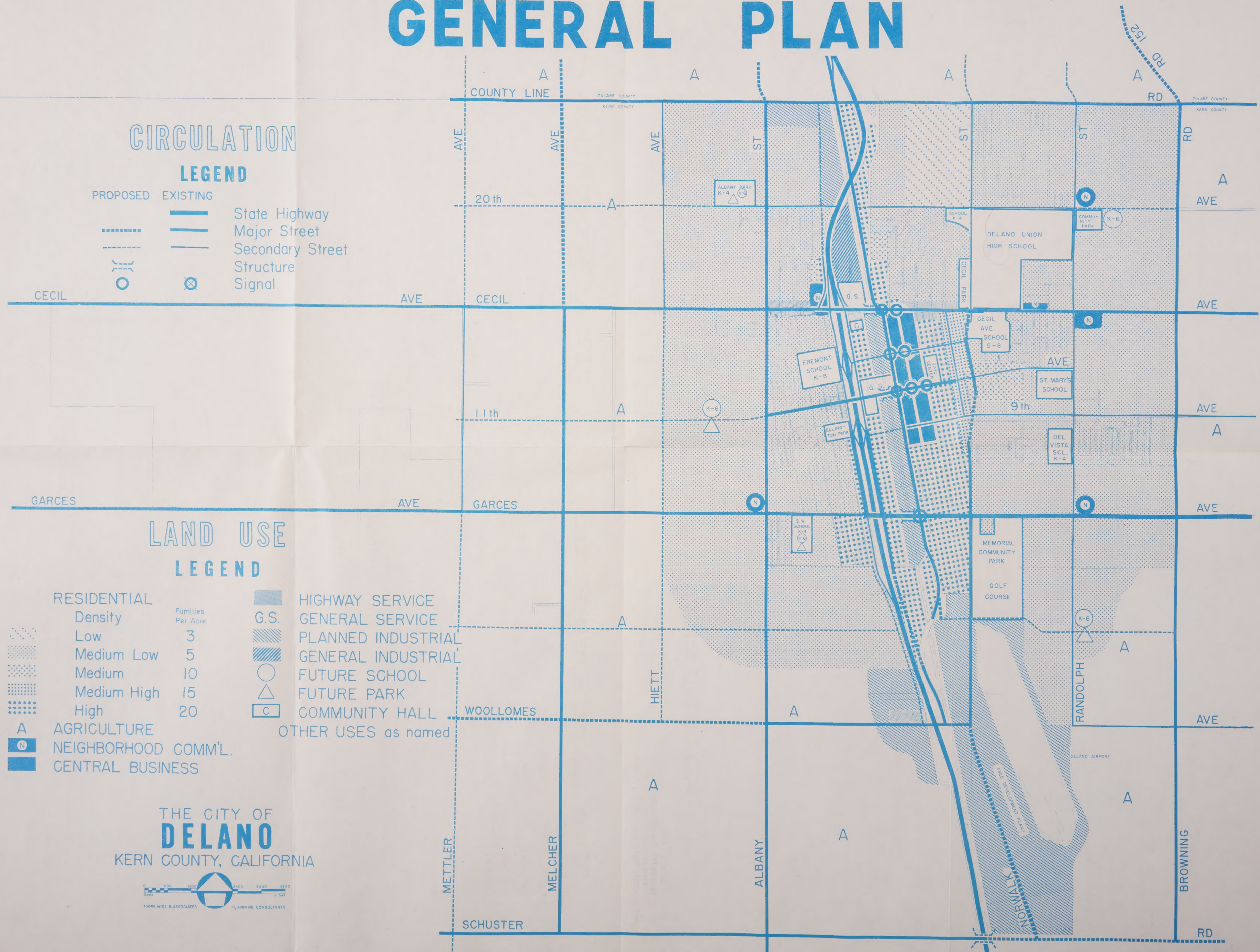
Density	Families Per Acre
Low	3
Medium Low	5
Medium	10
Medium High	15
High	20

- AGRICULTURE
- NEIGHBORHOOD COMM'L.
- CENTRAL BUSINESS

- HIGHWAY SERVICE
- G.S. GENERAL SERVICE
- PLANNED INDUSTRIAL
- GENERAL INDUSTRIAL
- FUTURE SCHOOL
- FUTURE PARK
- COMMUNITY HALL

OTHER USES as named

THE CITY OF
DELANO
KERN COUNTY, CALIFORNIA



General Plan Areas

PLANNING AREA

In order to be effective, the General Plan should encompass the surrounding area which is economically and physically related to the city. Delano, because it is an agriculturally oriented central city, should therefore include much of the prime agriculture land, economic trade area and potential recreation facilities within its planning area. The boundaries of the planning area correspond roughly to the core trade area boundaries.

The general study area, however, includes all the land owned or controlled by the city, and a circle with a radius of three miles centered on the intersection of U.S. Highway 99 and Eleventh Avenue.

POPULATION PROJECTION

<u>Year</u>	<u>Urban Area</u>	<u>Planning Area</u>
1940	4,573	9,341
1950	8,717	16,382
1960	11,913	18,832
1966	13,560	22,670
1970	16,000	27,220
1980	21,000	30,350
1985	24,000	33,000

Actual density within the heavily populated portion of the city is about 4.4 dwelling units per acre. If all of the lots in the city were developed for single family residences the density would be about five dwelling units per acre. Holding capacity would be considerably higher if each part of the planning area were fully developed according to the density standards of the General Plan.



Standards

The principles and standards set out below represent the basic guidelines within which the General Plan was formulated. These are continually subject to change and as these changes occur, the General Plan should be studied so their effect may be noted and the Plan revised accordingly.

1. Agriculture is the basic industry of the valley. It is necessary to preserve as much prime agricultural land as possible from encroaching urban uses.

2. Provision must be made for the distribution of land uses to support the needs of some 21,000 people within the City, and 24,000 in the planning area, by 1985. The amount of land designated for each use should be sufficient to permit a choice of location; however, it should not be excessive or encroach into land that would be valuable if developed with another use.

3. Historical trends and population increases will continue over the next 20 years.

4. A community which is the center of a region should contain a balance of industry, commerce and housing of sufficient size to be a self-supporting economic unit. Encouragement of the proper types of industry and commerce should be a major concern to the community. Industries and commerce which might have an adverse effect on agriculture, the environment, or which use prime agriculture land, should not be located in the area.

STANDARDS

The following standards were derived from studies of existing conditions in the Delano Planning Area and projections of future conditions. The Plan was developed using these standards as guides:

1. Population estimates:

<u>Year</u>	<u>Population</u>
1965	13,556
1975	16,883
1985	24,000

2. Residential categories:

<u>Density</u>	<u>Units/Gross Acre</u>
Rural	Not more than two
Low	Not more than five
Medium	Not more than 15
High	Not more than 24

"Gross acre" includes the actual residential lot and collector and local streets serving the neighborhood only.

3. By 1985, approximately 278,000 square feet of building area will be required in the Central Business District (CBD) to serve the retail and service needs of Delano. This floor area will provide a compact, accessible retail district.

4. Commercial strips along major streets and highways should be discouraged. These districts blight surrounding uses and do not make efficient use of available land.

5. Land which is not required for the orderly urban growth should be reserved for agriculture or agriculturally-oriented industries.

6. Elementary schools should be provided on the basis of one school for every 600 students.

7. Parks should be provided in Delano according to the following standards:

<u>Park</u>	<u>Area</u>	<u>Population</u>
Neighborhood	5 acres	1,000
Community	10 acres	10,000
Regional	100 acres	50,000